

## **ZONING ADMINISTRATOR HEARING AGENDA**

**CITY OF NEWPORT BEACH  
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD  
Wednesday, November 9, 2011  
Regular Meeting – 3:30 p.m.**

**JAIME MURILLO  
Zoning Administrator**

**MAKANA NOVA  
Assistant Planner**

**ERIN STEFFEN  
Planning Technician**

**BEN ZDEBA  
Planning Technician**

### **NOTICE TO THE PUBLIC**

#### **HEARING ITEMS**

**ITEM NO. 1** Regal Cinemas Minor Use Permit No. UP2011-029 (PA2011-170)  
999 Newport Center Drive Council District 5

**SUMMARY:** A minor use permit to allow the addition of a Type 41 (On Sale Beer and Wine, Eating Place) Alcoholic Beverage Control (ABC) license at an existing movie theater. The property is located in the Fashion Island Sub-Area of PC-56 (Newport North Center Planned Community) District.

**RECOMMENDED  
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-029 (PA2011-170) subject to the recommended findings and conditions.

**CEQA  
COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). of the Implementing Guidelines of the California Environmental Quality Act.

**ITEM NO. 2** Bayshores Community Association Temporary Parking Lot –Limited Term  
Permit No. XP2011-006 (PA2011-158)  
100 Dover Drive Council District 3

**SUMMARY:** A Limited Term Permit application to utilize the property located at 100 Dover Drive as an off-site parking lot for workers participating in construction projects within the Bayshores Community. A maximum of 30 parking spaces are proposed for a 12-month period. The property is located in the PC-37 (Castaways Marina) District.

**RECOMMENDED  
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Limited Term Permit No. XP2011-006 (PA2011-158) subject to the recommended findings and conditions.

**CEQA  
COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15304, of the California Environmental Quality Act (CEQA) Guidelines - Class 4 (Minor Alterations to Land) of the Implementing Guidelines of the California Environmental Quality Act.

**ITEM NO. 3**

Newport Center Monument Signs – Modification Permit No. MD2011-018  
(PA2011-167)  
1401 & 1402 Newport Center Drive  
(Newport Center Drive & East Coast Highway)

Council District 5

**SUMMARY:**

A Modification Permit to allow the construction of two freestanding monument signs, to be located at the northeast and northwest corners of the intersection of East Coast Highway and Newport Center Drive. The signs are 7 feet high by 13 feet wide with a sign area of 91 square feet and identify tenants/services within Newport Center/Fashion Island. The property is located in the PC 40 (Corporate Plaza West) & PC 17 (Corporate Plaza) District.

**RECOMMENDED****ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-018 (PA2011-167) subject to the recommended findings and conditions.

**CEQA****COMPLIANCE:**

The project is exempt from environmental review pursuant to Section 15311, of the California Environmental Quality Act (CEQA) Guidelines - Class 11 (Accessory Structures). of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

**APPEAL PERIOD:** Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.